

APPLICATION NO.	P14/V2888/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	4.2.2015
PARISH	GREAT COXWELL
WARD MEMBER(S)	Simon Howell Elaine Ware
APPLICANT	Mr A Blackwell
SITE	Faringdon Golf Course Great Coxwell, SN7 7LU
PROPOSAL	Change of use application for a holiday (fishing) lodge park and village farm shop - tourism diversification development at The Faringdon Golf Course.
AMENDMENTS	as per amended information received on 9 April 2015 and by the agents email dated 13 July 2015 - Additional information: noise report and plan FGC1.2 reducing the number of lodges on site from 42 to 36 and removing the village shop element.
GRID REFERENCE	427479/193456
OFFICER	Charlotte Brewerton

SUMMARY

This application comes to the planning committee as Faringdon Town Council and Great Coxwell and Little Coxwell Parish Councils object to the proposal with concerns of impact to the surrounding character and green buffer, density and change of use to residential, sewage and drainage, traffic movements and increased noise levels.

This application seeks planning permission to remove the existing golf course and create a 36 unit holiday home park with fishing available in the on-site ponds.

The main considerations in the determination of this application is:

- a) Principle of development
- b) Impact upon the character of the surrounding area
- c) Scale, mass, layout and design of the site
- d) Highways Issues
- e) Sewage and drainage issues
- f) Other considerations

The Officers recommendation is to grant planning permission.

1.0 INTRODUCTION

1.1 Faringdon Golf Course is located along the A420 to the east of Great Coxwell and south of Faringdon. Little Coxwell is on the opposite side of the A420 to the south east of the application site. The site measures 6.60 hectares and currently comprises a par three, 9-hole golf course having been established for 23 years.

1.2 The site is extensively landscaped and bound on all sides by mature planting with little views into the site from the A420 and limited views from Great Coxwell and the general surroundings. The site itself has four ponds of varying sizes and the land on site is undulating. There is a public footpath which runs through the site from Great Coxwell village to the bus stop located on the A420.

- 1.3 The site shares its access with Annabelle's Nursery that is open five days a week and is located to the north of the existing clubhouse and parking area. This existing business is well screened from the golf course by mature trees and a stone wall.
- 1.4 There are two nearby golf courses, Carswell (4.7miles) and Shrivenham Park (4.2 miles) which are both 18-hole courses offering memberships and a driving range. The applicant has cited that Faringdon Golf Course is no longer economically viable to be able to raise a profit, being of a smaller scale and size to adjacent clubs with little options to extend its facilities or offer club memberships. This is the context for submitting this application.
- 1.5 The site lies within the North Corallian Ridge landscape area. The land to the south of the site is predominantly open rural countryside. A location plan can be seen **attached** at appendix one.

2.0 PROPOSAL

- 2.1 This application seeks planning permission for a change of use to create a luxury holiday lodge park. The proposal involves installing 36 lodge/caravan structures on the site with car parking at each lodge for two cars.
- 2.2 The structures would meet the legal definition of a caravan and therefore do not require specific planning permission in their own right. Therefore this application seeks a change of use of the site from one recreational/leisure use to another in the form of a holiday park.
- 2.3 These lodges would be placed on a grass reinforcement mesh bases. Each unit would be set approximately 6-20m from one another to meet fire safety requirements. The units are to be in natural colours to help assimilate with their landscaped surroundings.
- 2.4 The existing ponds on site would be used for recreational fishing element. However it is acknowledged by the applicant that, given their size and water quality, these ponds would not be suitable for competitive fishing, merely a social activity for occupants holidaying at this site.
- 2.5 The lodges would be owned by individuals but could be rented out when the owners are not in residence. The applicant has explained that in order for the site to be economically viable the development would be in phases, likely to be over a period of two-to-three years, or as demand presents, with the plots laid out for the lodges to be installed once payment has been received for each lodge. The lodges will not be used for permanent residences and the applicant will accept an occupancy restriction to holiday use only.
- 2.6 The original submission sought permission for 42 lodges. However this number has been reduced to 36 due to concerns over layout, noise intrusion and traffic implications. The original submissions also included a farm shop on the site, however this element has been removed after discussions with the highways liaison officer and concerns over traffic generation in this location. Proposed plans can be seen **attached** at appendix two.
- 3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**
Below is a summary of the responses received to both the original plans and the amendments. A full copy of all the comments made can be viewed online at www.whitehorsedc.gov.uk.

Vale of White Horse District Council – Committee Report – 28 October 2015

Great Faringdon Town Council	<p>Object Fully supports the objections and comments made on behalf of Great Coxwell Parish Council.</p>
<p>Great Coxwell Parish Council</p> <p>Amendments</p>	<p>Object Impact upon green buffer, sewage and drainage issues, traffic movements, noise, residential plots.</p> <p>Object Does not overcome our previous concerns.</p>
Little Coxwell Parish Council	<p>Object Great Coxwell is already facing the construction of 400 houses within the parish, which met with considerable objection from the village. This is more unwanted development. The golf course should be retained as an amenity for the expanding population of Faringdon & Great Coxwell. The proposed holiday lodges will not benefit the local community. If the venture is not successful the site would become a white elephant . The proposal will only put further strain on already over-stretched local services. Little Coxwell Parish Council ask that VWHDC refuse this change of use.</p>
Oxfordshire County Council One Voice	<p>Highways – No objections subject to conditions and to restriction to ensure lodges are only used for holiday accommodation and to controls to prevent shop becoming an attraction. Legal agreement for a Travel Monitoring Plan - £1240.</p> <p>Archaeology – No objections</p> <p>Minerals & Wase – No objections</p>
Thames Water Development Control	<p>No Objections</p> <p><u>Waste Comments</u> Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like the following 'Grampian Style' condition imposed. "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed". Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.</p> <p><u>Waste</u></p>

Vale of White Horse District Council – Committee Report – 28 October 2015

	<p>A network impact study would be required to understand the impact of the additional flows on the existing catchment. Regarding treatment, Faringdon Sewage treatment works is currently at capacity. No development will be permitted by Thames Water until the sewage treatment upgrade takes place. This is currently scheduled for completion by April 2017.</p>
<p>Drainage Engineer (Vale of White Horse District Council)</p>	<p>Original Comments 12/03/2015 Holding objection flood risk and drainage grounds. Foul water drainage not acceptable, further assessment needed at entrance/exit to site regarding surface water. Further information on flooding in ditches adjacent to site. Flood Risk Assessment must include calculations for all storm events to show storage attenuation volumes were derived.</p> <p>Amended Comments 17/06/2015 Additional information provided acceptable to address waste water disposal subject to a condition for foul drainage. Other information should be submitted for assessment.</p>
<p>Waste Management Officer (District Council)</p>	<p>No objections</p>
<p>Health & Housing - Environmental Protection Team</p>	<p>Original Comments 19/03/2015 Holding objection to require noise impact assessment from traffic on A420.</p> <p>Amended Comments 14/09/2015 No objection. The applicant has confirmed that the lodges met the legal definition of a caravan, therefore needs a license under the Caravan Sites and Control Department Act 1960. Key issues of a site license are fire safety, water supply and sanitation. The submitted plan shows sufficient distance between each lodge with acceptable parking. The noise survey has demonstrated that internal noise criteria can be achieved. Southern site noise levels of 57 db acceptable given holiday accommodation. Occupancy condition required.</p>
<p>Health & Housing - Air Quality</p>	<p>No objections</p>
<p>Countryside Officer (South Oxfordshire & Vale of White Horse)</p>	<p>No objections</p>
<p>Environment Agency</p>	<p>No objections subject to conditions</p>
<p>Neighbours</p>	<p>Original Proposal Nine letters of objection, summarised below:</p> <ul style="list-style-type: none"> • This is the green buffer between villages • Site near to Cotswold Water Park which is nearby and

<p>Amended Proposal</p>	<p>more attractive for holidaymakers.</p> <ul style="list-style-type: none"> • Similar scheme to this failed in Lechlade • Overdevelopment of the site • Excessive and dense development • Scale out of proportion with the size of the village • Angling demand not proven • Traffic issues • Noise levels will increase in a tranquil area • This will be residential development • Not sustainable or a realistic proposal • Covenant should be put in place to prevent residential use in the future • Unless planned, golf course should return to agricultural land • No occupancy longer than 6 weeks • Water pressure will be compromised • Angling ponds not an appropriate size • Commercial analysis of proposal is over ambitious • Detrimental to village • Unrealistic application • Fishing chalets proposed in relation to the size of the fishing lake is entirely out of proportion • Increase vehicle movements • Not viable <p>Two letters of objection on similar grounds to above. The amendments do not overcome the concerns.</p>
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4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/V2178/FUL](#) - Approved (26/03/2013)

Proposed erection of a new club house and conversion of the existing club house to a dwelling

4.2 [P11/V2761/EX](#) - Approved (07/01/2013)

Application to extend the time limit of Application No: 08/01763/FUL for proposed conversion of workshop to holiday cottage.

4.3 [P12/V0501](#) - Approved (17/05/2012)

Change of use of first floor from residential to children's day nursery and installation of new fire exit door on first floor with external staircase.

4.4 [P10/V0331/EX](#) - Approved (30/04/2010)

Application to extend the time limit of Application No: GCO/17377/7, for erection of a green keeper's workshop and store.

4.5 [P08/V1763](#) - Approved (19/12/2008)

Proposed conversion of workshop to holiday cottage.

4.6 [P07/V1805](#) - Approved (10/09/2008)

Erection of dwelling and associated garage. Variation under permission no. GCO/17377/2.

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse Local Plan 2011**

Relevant policies:-

GS2 – Development in the countryside
DC1 – Design
DC5 – Access
DC6 – Landscape
DC9 – Impact on neighbouring uses
DC14 – Surface water drainage
T4 – Touring caravans and camping sites
NE7 – North Vale Corallian Ridge landscape area

5.2 **Emerging Local Plan 2031 – Part 1**

The draft local plan part 1 is not currently adopted policy. Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF. At present it is officers' opinion that the emerging Local Plan housing policies carry limited weight for decision making. The relevant policies are as follows:-

Core Policy 1 Presumption in favour of sustainable development
Core Policy 7 Providing supporting infrastructure and services
Core Policy 33 Promoting sustainable transport and accessibility
Core Policy 35 Promoting public transport, cycling and walking
Core Policy 42 Flood risk
Core Policy 43 Natural resources
Core Policy 44 Landscape
Core Policy 45 Green infrastructure
Core Policy 46 Conservation and improvement of biodiversity

5.3 **Great Coxwell Neighbourhood Plan – March 2015**

Relevant policies are as follows:-

CA1 – Support economic prosperity
EDQ1 – Establish a green buffer to protect the village from coalescence

5.4 **Supplementary Planning Guidance**

• **Design Guide – March 2015**

The following sections of the Design Guide are particularly relevant to this application:-

Built Form

- Scale, form, massing and position (DG51-54)
- Boundary treatments (DG55)

5.5 **National Planning Policy Framework (NPPF) – March 2012**

Relevant paragraphs:-

7 – sustainable development
14 – the presumption in favour of sustainable development
17 – core planning principles
28 – supporting a prosperous rural economy
32 – impact on highway safety

5.6 **National Planning Practise Guidance 2014 (NPPG)**

Other Relevant Legislation

- Community & Infrastructure Levy Legislation Human Rights Act 1998
- Equality Act 2010
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- Localism Act (including New Homes Bonus)

5.7 Human Rights Act

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

5.8 Equalities

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

6.0 PLANNING CONSIDERATIONS

6.1 The main planning considerations in the determination of this application are:

- The principle of development
- Economic and social aspects
- The impact upon the character of the area
- Scale, design and layout
- Impact on the amenities of neighbours and the amenities of occupiers
- Impact upon highways
- Other considerations

6.2 Principle of development

Paragraph 7 of the NPPF states that sustainable development has three related aspects, economic, social and environmental. Gains should be achieved from all three. Paragraph 14 states there is a presumption in favour of sustainable development. This means granting planning permission for developments that accord with up-to-date policies in the local plan, or, where policies are not up-to-date, granting planning permission unless the adverse impacts significantly and demonstrably outweigh the benefits.

6.3 The most relevant local plan policy for this proposal is policy T4, which deals with proposals for touring caravans and camping. This policy supports proposals for new caravan sites provided they are limited in size (up to 10 pitches), not in the green belt, and provided they have appropriate landscape screening. The policy is considered to be fully consistent with the NPPF. However, the proposal does differ from those anticipated by policy T4 in that the site is already in a commercial leisure use.

6.4 From the Great Coxwell Neighbourhood Plan (NP) policy CA1 supports economic prosperity, including local recreation and tourism facilities in association with existing tourist sites where the scale is commensurate with established visitor numbers, where the impact on the rural character of the area is acceptable and where it does not significantly increase traffic through the village. Policy EDQ1 establishes a green buffer to the north and east of the village to prevent the coalescence of Great Coxwell and Faringdon and to protect the rural setting of the village. Development within the buffer should provide a green interface with the countryside beyond.

6.5 The applicant has advised that the site no longer attracts enough revenue, given other nearby golf courses, to raise a profit. The applicant has provided information that highlights difficulties in employing staff, a green keeper who works only one day a week

and a golf professional who has advised that there are no means to extend the course or build a driving range to attract revenue as the course is too short. To this end the site is limited in being able to achieve greater potential through expansion which challenges its viability and competitiveness in this location in the current market.

6.6 The applicant argues that further investment in upgrading the existing facilities may not gain the return needed to ensure longevity if they cannot attract customers through memberships or regular driving range sessions and pro-development lessons. This is likely to result in the degradation of the site and the existing facilities, and the site may be forced to close leaving it open to other more unsuitable uses to be considered in a way to secure an efficient use of the land

6.7 Economic and Social Aspects

The applicant anticipates that the proposal will provide local employment opportunities for people in maintaining the facility. There will also be an economic spin-off to the local economy from people using the lodges. National figures suggest this could be significant, approximately £26,000 per lodge per year. There will also be support for other local facilities and services from tourist visitors. Overall there is likely to be a positive impact arising from the proposal.

6.8 In terms of policy CA1 of the NP the proposal does not relate strictly to an existing tourist facility. However the site clearly has an existing commercial leisure use of a certain scale and magnitude. The relationship of the scale of the proposal to that of the existing use is one that has been important to officers' consideration. This will be explored further below.

6.9 Impact upon the character of the surrounding area.

Policy DC1 of the Local Plan permits development which would not have a harmful impact upon the character and local distinctiveness of an area and in terms of its layout, scale, mass, design and detailing. Policy DC6 of the Local Plan encourages hard and soft landscaping measures to protect and enhance the visual amenities of the site and its surroundings. Policy T4 supports limited touring caravan developments provided they have an acceptable impact on the landscape. Policy NE7 seeks to protect the prevailing character and appearance of the North Vale Corallian Ridge landscape area.

6.10 The council's landscape officer has advised that this site is relatively well contained by tall, mature trees. The single storey lodges of relatively muted natural colours, along with onsite landscaping, should ensure that the site will be no more prominent within the wider surrounding area than at present. Vantage points from around Great Coxwell are unlikely to be considerably affected due to the screening that exists and the distance between the site, and Faringdon and Little Coxwell is unlikely that long views will be compromised. Onsite landscaping proposed will further ensure that soft landscaping is appropriate to and in keeping with the existing character. The public footpath is proposed to be upgraded adding additional benefits to the local community whilst assisting in the continued upgrade and enhancement of this site.

6.11 Given that this site is within the green buffer designated in the NP officers consider that a condition should be placed upon any grant of planning that the mature trees abounding the site should remain in situ and any that are damaged or die shall be replanted with this boundary treatment lasting in perpetuity. This will ensure that the character of this site is not compromised nor the use of the site is visually altered retaining and maintaining the green buffer within its rural landscape setting.

6.12 Layout, density and design

Objectors argue that the proposal is out of proportion with the size of Great Coxwell village. The layout has been amended and reduced from 42 lodges to 36. This amended scheme seeks to ensure that the separation distances between the lodges are sympathetic to the rural setting of the site and to enable the site to apply for a site license under the Caravan Sites and Control of Development Act 1960.

- 6.13 Officers are mindful that even though these are movable structures their permanence on the site may have a feeling of additional built form. This is particularly important given the NP designation of the green buffer. However given the conclusions regarding the impact of the proposal on the wider landscape, including the additional soft landscaping that is proposed, officers consider the proposal to be acceptable.
- 6.14 Impact upon neighbouring amenity and the amenity of occupiers
Adopted local plan policy DC9 seeks to prevent development that would result in a loss of privacy, daylight or sunlight for neighbouring properties or that would cause dominance or visual intrusion for neighbouring properties and the wider environment. Protecting amenity is a core principle of the NPPF. Design principles DG63-64 of the Design Guide pertain to amenity, privacy and overlooking, noise, vibrations, smells, gases or other emissions.
- 6.15 In terms of the potential for impact of overlooking, a loss of privacy and visual intrusiveness, officers consider that no harm will arise due to the contained and screened nature of this site. Similarly, given the background noise of traffic on the A420 officers consider that the amount of noise emanating from this site would also not be demonstrably harmful to the closest residents.
- 6.16 Officers are however mindful of the noise from the A420 and the impact this would have on any future occupants of the site. A noise survey has been submitted as additional information at the request of the Environmental Health Officer. He is satisfied that the internal noise criteria set out in British Standards Guidance on Sound Insulation and Noise reduction can be achieved through the use of a two metres-high landscaped acoustic bund parallel to the A420 at the southern section of the site.
- 6.17 Noise levels outside the lodges (57 dB) will not meet the standard that is required for permanent residential use (50dB). However given that the proposal is for holiday accommodation and will therefore be used by individuals on a temporary basis officers consider that the difference is not sufficient to warrant refusal of the application. Officers recommend that a restriction on the occupancy of no longer than a period of 6 weeks in a consecutive 3 month period should be attached to each lodge so that occupants cannot use the lodges for extended periods of time or for residential lettings.
- 6.18 Officers consider that the proposed development meets the criteria of Policy DC9.
- 6.19 Traffic and highways considerations
Policy DC5 of the Local plan permits development that would not have a harmful impact upon traffic safety in terms of access and egress, congestion or environmental problems, circulation, turning, servicing and would not result in congestion of the site or surrounding highway network.
- 6.20 This highway liaison officer has assessed the application and is of the opinion that the existing access onto the Great Coxwell Road is currently of a good standard. The road at the access point is subject to a 30mph speed limit, but the end of this limit is approximately 40 metres to the east of the access, after which the road becomes de-restricted. Consequently, there is the potential that approach speeds of traffic may exceed the legal limit. It is important, therefore, that the visibility splays at the access

are retained and maintained to give minimum visibility of 2.4 metres by 43 metres in both directions.

- 6.21 Concerns have been raised as to the traffic implications of holiday makers using the site. The site is approximately half a mile from Faringdon, one of the five main settlements in the district. Although the site is within walking distance of bus stops on the A420 for the 66 service, officers consider it is likely that the vast majority of patrons using the facility arrive by car. The patrons of the holiday lodges will also rely upon the car.
- 6.22 The applicant's transport statement uses the industry standard TRICS database to compare the expected trip generation from the nine-hole golf course to that of the proposed holiday lodge use. It concludes that peak hour traffic generation is likely to be less for the proposed use. The transport implications of the proposal has been carefully assessed by the county highways officer. He agrees with the traffic assessment subject to a restriction to ensure the lodges are only used for holiday accommodation and not for other forms of short-term let, and subject to controls to prevent the shop becoming an attraction as an out-of-town retail site. In response the applicant has agreed to a condition that would restrict occupancy to holiday use only, and has removed the shop from the proposal. Officers are satisfied that there would be no reason to refuse based on traffic generation.
- 6.23 The undulating topography of the site means that some re-grading will be necessary to provide safe means of transport within the site. Given the quality of existing screening officers consider this will not affect the wider landscape impact of the proposal. The precise detail of regrading works can be controlled by condition. Officers therefore consider this application accords with criteria of DC5 of the local plan and the NPPF.
- 6.24 Footpath
The application offers to provide an upgrading of Public Footpath No 231/8 from A420 through the site, and to the village of Great Coxwell. The highway authority would welcome this and would require the applicant to liaise with the parish council and to discuss the details of the upgrading with the County Council Rights of Way Team. It is expected that the development would increase the number of users of the footpath to access Great Coxwell and the bus stop on the A420 to the east of the site. To ensure the path is sustainable for this expected increase in use the path would benefit from a self-binding compacted gravel surface. This would need to be constructed to a specification agreed with the county council. Officers are satisfied that this can be secured by condition on any grant of planning permission.
- 6.25 Officers consider that as the village shop element has been removed from the scheme and users of the site are only likely to be accessing the site in connection with the holiday lodges or pick up and drop off from the nursery. The travel monitoring plan and the legal agreement that was required by the highways liaison officer is therefore not considered to be necessary in this instance.
- 6.26 The site is to have a restriction placed upon the length of the stay at each unit to prevent the site becoming used for short stay lettings. Given the employment growth in the area in recent months Officers consider this condition reasonable and necessary to prevent mis-use of the site for stays exceeding a period of 6 weeks. Should the use of the site as a more permanent residential accommodation be required the application would need to apply for further planning permissions and a legal agreement can be considered again in this instance.

Other considerations

6.27 Drainage

The drainage officer has assessed the application and whilst the drainage officer has suggested a holding objection on grounds of potential surface water flooding at the entrance to the site, investigation of adjacent ditches and calculations of storm events Officers consider that this information can be provided as a condition to any grant of planning approval.

6.28 The environment agency state that from the information submitted, it cannot be concluded that a connection to the public main sewer is unreasonable. Appropriate details can be incorporated within a foul drainage scheme to be submitted and agreed by the local planning authority prior to the commencement of development.

6.29 Ecology

The countryside officer has assessed the information. He agrees that the existing ponds have limited capacity for protected species and that the development should not pose a threat to protected species. Japanese knotweed is a presence on the site and he recommends a condition to deal with its removal.

6.30 Potential for Future Residential Development

Concerns have been raised that this proposal, if permitted, may lead the way to the use of the site for future residential development. Members are aware that each application should be treated on its own merits. This application has been assessed as temporary holiday accommodation and this can be controlled by condition.

7.0 **CONCLUSION**

7.1 This application has been assessed against the National Planning Policy Framework (NPPF), relevant saved policies in the local plan and all other material planning considerations. The NPPF states that there are social, economic and environmental dimensions to sustainability and that conclusions must be reached taking into account the NPPF as a whole.

7.2 The site has an existing commercial leisure use against which this proposal should be assessed. Officers consider there would be little visual harm to the surrounding character or the character of the rural countryside. There would be no severe harm to the highway network or adjacent neighbouring areas. Adequate levels of privacy, noise, vehicle movements, and built forms have been demonstrated, provided the lodges are used on a temporary basis for a holiday purpose. Officers therefore see no reason to recommend refusal of this application.

8.0 **RECOMMENDATION**

8.1 **To grant planning permission subject to the following conditions:**

1. **Commencement three years - full planning permission.**
2. **Approved plans.**
3. **Details of tree protection measures.**
4. **Landscaping scheme to be submitted and approved.**
5. **Approved landscaping to be implemented.**
6. **Restriction on length of stays/occupancy.**
7. **Noise attenuation measures as detailed in noise report.**
8. **No development shall commence until a foul water drainage scheme has been approved. The approved scheme shall be implemented prior to first occupation.**
9. **No development shall commence until a scheme to eradicate Japanese Knotweed from the site has been approved. The approved scheme shall**

be implemented as agreed.

10. Details for removal of refuse
11. Prior to commencement of development details of all re-grading works shall be submitted and agreed.
12. Prior to commencement of development details of all internal roadways to be submitted and agreed.
13. Details of all external lighting to be submitted and agreed.
14. Details of all ancillary buildings and structures to be submitted and agreed.
15. Prior to the commencement of development full details of improvements to public footpath 231/8 shall be submitted and agreed.
16. Vehicular access to be provided as shown on the approved drawings
17. Surface water drainage details to be submitted.
18. Revised flood risk assessment to be submitted and agreed.
19. Details of drainage ditches on the site to be submitted and agreed.
20. Details of all works within 10 metres of either side of public footpath 231/8, including new driveways and gates, to be submitted and agreed.

Informative

1. No obstruction to public footpath 231/8, or any use of it by vehicles, without prior consent.

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